

Rise in take up QoQ led by the secondhand market, while the vacancy rate flattens. Development pipeline increases for the first time since Q1 2025, driven by BTS activity

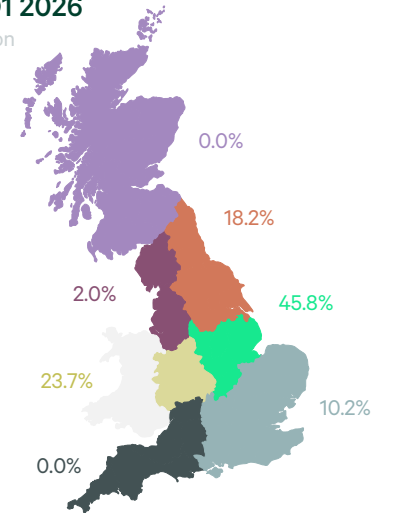
Q1 in numbers

Arrow indicates movement Q-on-Q

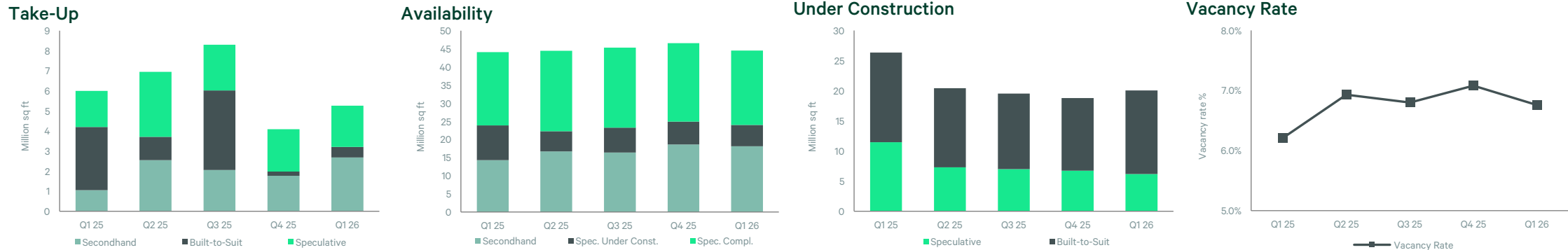
- ▲ 5.3 million sq ft
Take up (Q1 25: 6.0m sq ft)
- ▼ 23
Number of deals (Q1 25: 18 deals)
- ▲ 11.7 million sq ft
12m Net absorption
- ▼ 44.5 million sq ft
Availability
- ▲ 20.1 million sq ft
Under Construction
- ▼ 6.76%
Vacancy Rate
- ▶ £10.50 per sq ft
East Midlands Prime Big Box Rent
- ▶ 5.25%
East Midlands Prime Big Box Yield

Take-up Q1 2026

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Source: CBRE Research - data relates to units over 100,000 sq ft and 10m eaves minimum. UK vacancy rate refers to the buildings that are physically built and standing, capable of being utilised by an occupier immediately.



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